048.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	713,900 / 713,900
					USE VALUE:	713,900 / 713,900
					ASSESSED:	713,900 / 713,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		MYSTIC LAKE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HINDLEY BARBARA A/ TRUSTEE
Owner 2:	BARBARA A HINDLEY REVOCABLE TR
Owner 3:	
Street 1:	6 MYSTIC LAKE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HINDLEY BARBARA A -
Owner 2:	-
Street 1:	6 MYSTIC LAKE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1352 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4043.000	280,900		433,000	713,900
Total Card	0.093	280,900		433,000	713,900
Total Parcel	0.093	280,900		433,000	713,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 528.03 | /Parcel: 528.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 33993

GIS Ref

GIS Ref

Insp Date 11/10/18

!4058!

PREVIOUS ASSESSMENT

Parcel ID 048.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	280,900	0	4,043.	433,000	713,900		Year end	12/23/2021
2021	101	FV	272,400	0	4,043.	433,000	705,400		Year End Roll	12/10/2020
2020	101	FV	272,400	0	4,043.	433,000	705,400	705,400	Year End Roll	12/18/2019
2019	101	FV	221,700	0	4,043.	460,100	681,800	681,800	Year End Roll	1/3/2019
2018	101	FV	221,700	0	4,043.	335,600	557,300	557,300	Year End Roll	12/20/2017
2017	101	FV	221,700	0	4,043.	292,300	514,000	514,000	Year End Roll	1/3/2017
2016	101	FV	221,700	0	4,043.	249,000	470,700	470,700	Year End	1/4/2016
2015	101	FV	216,100	0	4,043.	243,600	459,700	459,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:59:11

LAST REV

Date	Time
03/03/21	11:10:14
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4058

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HINDLEY BARBARA	1569-66	1	2/18/2021	Convenience	99	No	No		
	1053-11		1/1/1989		201,000	No	No		Charles L Eisenhardt dod 3/6/2020

USER DEFINED

Prior Id # 1:	33993
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2011	1114	Re-Roof	6,350					

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
1/24/2009	Meas/Inspect	197	PATRIOT
4/15/2000	Inspected	264	PATRIOT
3/7/2000	Measured	197	PATRIOT
8/18/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4043		Sq. Ft.	Site		0	80.	1.34	1									433,031						433,000	

Total AC/HA:	0.09281	Total SF/SM:	4043	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	433,031	Spl Credit		Total:	433,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	182.232
Other Features:	64300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407050
Depreciation:	126186
Depreciated Total:	280865

COMMENTS

VIEW, OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

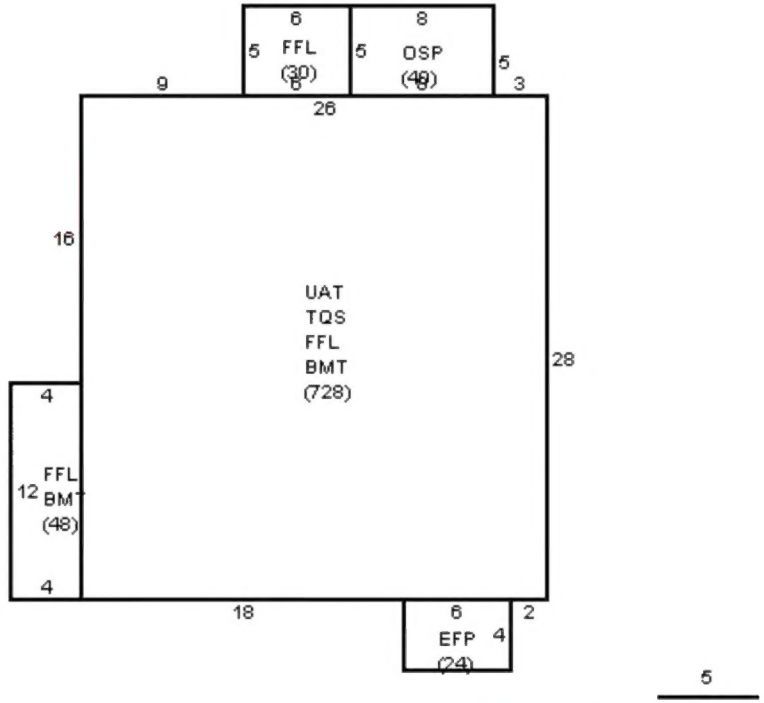
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	200.45
Special Features:	0	Val/Su Net:	118.32
Final Total:	280900	Val/Su SzAd	207.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	806	182.230	146,879
BMT	Basement	776	54.670	42,424
TQS	3/4 Story	546	182.230	99,499
UAT	Upper Attic	182	72.890	13,266
OSP	Screen Porch	40	48.400	1,936
EFP	Enclos Porch	24	72.590	1,742

Net Sketched Area:	2,374			Total:	305,746
Size Ad	1352	Gross Area	3102	FinArea	1352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

048.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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